KAREN PARKS
SALES & LETTINGS

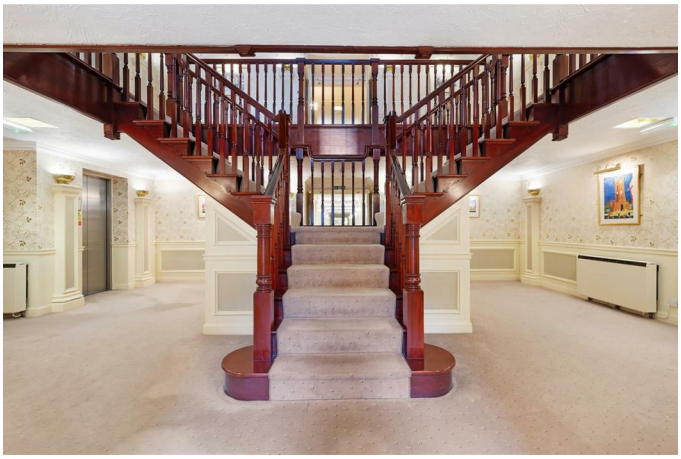
York Manor Three Tuns Lane, Formby, L37 4FB

£190,000

Karen Parks Sales and Lettings are pleased to offer for sale this two bedroom first floor apartment situated in the popular York Manor development located in the centre of Formby village. The apartment briefly comprises of: communal hallway, communal lounge and laundry room, the apartment hallway, open plan lounge-diner with access into the kitchen and a sliding door opening onto a balcony. There are two bedrooms both with fitted wardrobes and a modern shower room. There are beautifully maintained communal gardens to the front and rear of the building for residents to enjoy with large areas laid to lawn and an array of plant beds. The apartment is conveniently located just a short stroll from Formby village with all it's amenities such as shops, cafes and hairdressers. There are also several bus routes close to the property. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Communal Hallway



Communal entrance accessed via secure telephone and video entry system, with stairs and a lift up to the first floor.

Hallway

The hallway has a wall of mirrored sliding storage cupboards and an additional storage cupboard containing the water tank.

Lounge-Diner 24'8" x 10'5" (7.54 x 3.18)

The open plan lounge-diner is a lovely bright room with a sliding patio door opening out onto a balcony with views of the communal gardens - perfect for a summers day. There are two electric heaters and feature fireplace as a focal point to the room.

Kitchen 6'11" x 6'11" (2.12 x 2.11)

The kitchen has a range of wall and base units providing storage for the kitchen. There is a sink and integrated oven, microwave and hob. There is space for a tall fridge-freezer.

Bedroom 1 13'10" x 8'9" (4.22 x 2.67)

The master bedroom is a good size and has a range of fitted wardrobes and drawers providing storage and a built in dressing table with drawers either side. There is one window looking out over the gardens and an electric heater.

Bedroom 2 13'10" x 6'3" (4.22 x 1.91)

The second bedroom has fitted wardrobes for storage, one double glazed window and an electric heater.

Shower Room 6'11" x 6'3" (2.11 x 1.91)

The shower room has a large walk in shower with electric shower, WC, hand wash basin with cupboard below and a heated towel rail.

Balcony

Accessed via a sliding patio door from the lounge is a

balcony with views looking out over the communal gardens that are beautifully maintained.

Communal Lounge and Laundry

There is a large and beautifully decorated communal lounge where residents can join in with a variety of activities or have a social coffee and a chat with other residents. There is also a second smaller communal sitting area looking out over the gardens.

Outside

Communal Gardens

The communal gardens surrounding the building are excellently maintained and is a great space for residents to sit and enjoy the summer months. There are large areas laid to lawn and all borded by beds containing beautiful plants, flowers and mature bushes.

Important Information

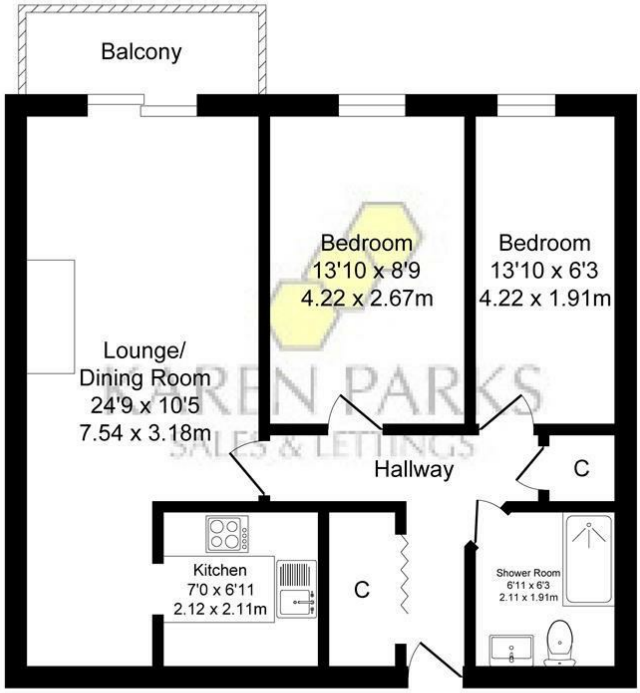
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

Floor Plan

York Manor, Formby

Total Approx. Floor Area 653 Sq.ft. (60.7 Sq.M.)

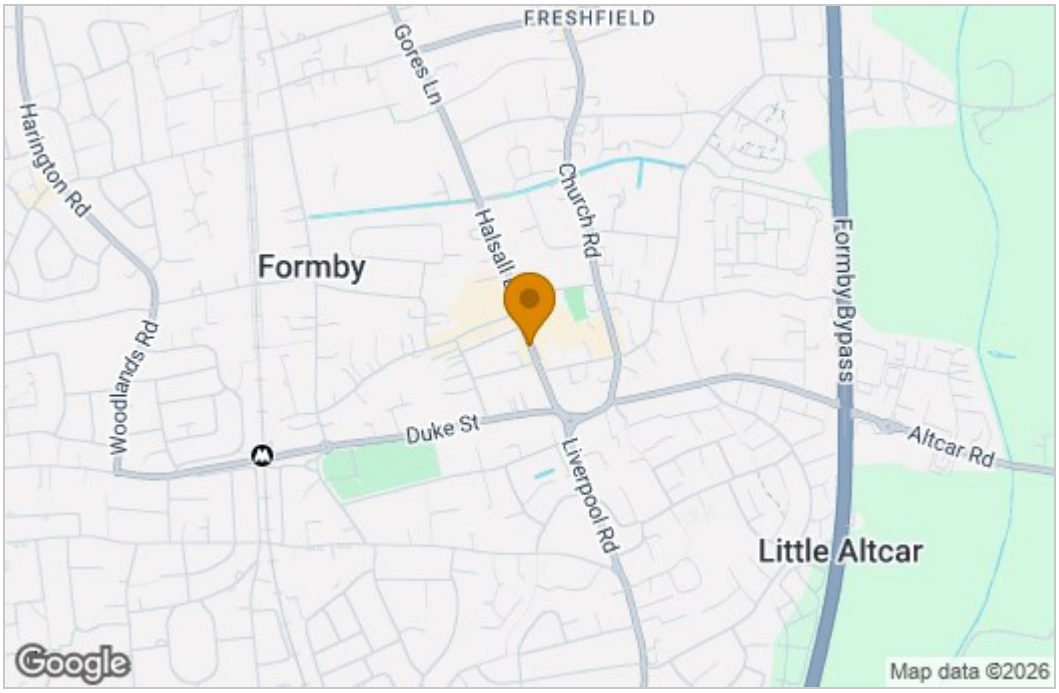
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



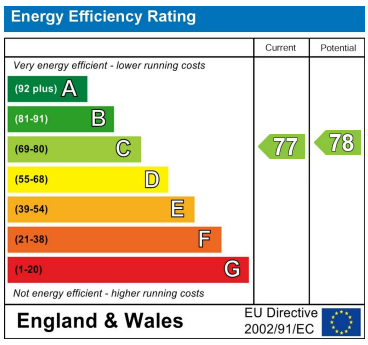
Top Floor

Approx. Floor
Area 653 Sq.Ft
(60.7 Sq.M.)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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